

REGULAR MEETING
AND
JOINT MEETING AND PUBLIC HEARING
OF
JULY 9, 1985

The meeting was called to order at 11:51 a.m.

Item 1: Roll Call

Present: Members Mitchell, McCall, Jones, Struiksma, Martinez and
Chairman Hedgecock.
Not Present: Member Cleator
Excused: Member Gotch (District 7 Vacant)
Secretary: Charles G. Abdelnour

Item 2: Approval of the minutes of the Regular and Joint Meeting and Public
Hearing of June 11, 1985.

Motion by Jones to approve the minutes.
Second by McCall
Vote: 6-0

Item 20: Resolution authorizing condemnation proceedings to be initiated to
acquire one ownership parcel within the Horton Plaza Redevelopment
Project for the San Diego Art Center Project.

Motion by Martinez to continue this item to 10:30 a.m. on
Tuesday, July 16, 1985 in the 12th floor Council Chambers.
Second by Jones.
Vote: 6-0

Item 13: Resolution authorizing change orders with L.R. Hubbard Construction Co.
for historical reconstruction of the Horton Plaza Park and street
surface improvements; and with Dyno Construction Co. for off-site
improvements around Horton Plaza Center.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1117

Item 14: Resolution amending the contract with L.R. Hubbard Construction Co. for
\$7,000 for the construction of a concrete block wall along the west
property line of the Third Avenue Enhancement.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1118

- Item 15: Resolution approving an amendment to the contract with L.R. Hubbard Construction Co. in the amount of \$12,525 to expedite the improvement of Broadway between First and Fourth Avenues.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1119

- Item 16: Resolution approving an amendment to the contract with Dyno Construction Co. in the amount of \$5,150 to expedite the improvement of Broadway Circle.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1120

- Item 17: Resolution increasing the amount of the contract with Dyno Construction Co. by \$11,825 to permit the contractor to expedite the completion of Broadway Circle.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1121

- Item 18: Resolution amending the contract with David Carr Construction Co. in the amount of \$59,428 for the structural repair of the Gill Fountain located in Horton Plaza.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1122

- Item 19: Resolution authorizing CCDC to advertise and receive bids for the construction of a bus shelter and other street improvements on Broadway between Second and Third; authorizing the award of the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1123

Joint Meeting and Public Hearing

- Item 3: Resolutions adopting the Report to Council on the proposed Second Amendment to the Columbia Redevel. Plan and authorizing its submittal to the City Council; and certifying the Secondary Study and making certain findings with respect to the proposed Second Amendment.
- Item 4: Resolutions adopting the Report to Council on the proposed Third Amendment to the Columbia Redevelopment Plan and authorizing its submittal to the City Council; and certifying the Secondary Study and making certain findings with respect to the proposed Third Amendment.

The Chairman opened the Public Hearing. Richard Burt, representing Ace Parking, a property owner near The Tower, spoke in support of the proposal to increase Floor Area Ratios.

At 12:03 p.m. the Chairman closed the Public Hearing and continued the Redevelopment Agency meeting to 4:00 p.m. in the 12th floor Council Chambers.

The meeting was reconvened at 4:33 p.m. Roll call revealed Members Mitchell and Cleator absent, Member Gotch excused, and District 7 vacant.

Allen Holden responded to questions from Member Struiksma regarding the impact of traffic generated by the increased floor area ratios of certain structures in downtown San Diego. Mr. Trimble suggested the possibility of an assessment district to provide funds for better traffic flow patterns.

Motion by Martinez to adopt the resolutions.
Second by Jones.
Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 1128, 1129, 1130 and 1131

Regular Meeting

- Item 11: Resolutions approving the design concept for the entrance to the Horton Plaza Theater; approving payment not to exceed \$122,976 to Horton Plaza Associates, Inc. for construction of the theater entrance; and approving the name "Lyceum" for the theater complex.

Motion by Martinez to adopt the resolutions.
Second by Struiksma.
Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 1124, 1125 and 1126

- Item 12: Resolution approving Change Order No. 4 to the contract with J. A. Stewart Construction for the Horton Plaza Theater in the amount of \$4,459, for a maximum compensation of \$2,433,483.

Motion by Martinez to adopt the resolution.

Second by Struiksma.

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1132

- Item 22: Resolutions approving the Participation Agreement with Cost Plus, Inc. and the schematic drawings for the rehabilitation and improvement of an industrial/warehouse structure, and making certain environmental findings necessary for the proposed Participation Agreement (Marina Redevelopment Project).

Motion by Struiksma to adopt the resolutions.

Second by Martinez

Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 1133 and 1134

- Item 23: Resolution approving the schematic concepts and preliminary construction drawings for the development of the Market Street Square rental housing project with ancillary commercial and related parking facilities.

Motion by Martinez to adopt the resolution.

Second by McCall

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1135

- Item 24: Resolution authorizing CCDC to advertise and receive bids for the demolition of improvements on the block bounded by "G" St., Third Avenue, Market St. and Second Ave.; authorizing award of the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Jones to adopt the resolution.

Second by Struiksma

Vote: 5-0

ADOPTED AS RESOLUTION NO. 1136

Member Mitchell entered the meeting.

- Item 25: Resolution approving the basic concept drawings for The Tower at San Diego, subject to certain conditions.

Motion by Struiksma to continue this item to 10:30 a.m. on Tuesday, July 23, 1985 in the 12th floor Council Chambers.

Second by Martinez

Vote: 6-0

Mr. Trimble was directed to meet with the developer and report back to the Agency on July 23 regarding whether or not the developer would oppose the formation of an assessment district to provide for future traffic needs. He was further asked to incorporate into his report what options exist for the various types of assessment districts.

- Item 21: Resolution authorizing condemnation proceedings to be initiated to acquire one ownership parcel from Frances S. Lichty and David A. Neal in the Horton Plaza Redevelopment Project.

Motion by Martinez to adopt the resolution.

Second by Struiksma

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1137

- Item 9: Resolution amending the name of the Dells Redevelopment Project to the Gateway Center West Redevelopment Project, and directing the Executive Director, or his designee, to inform any and all affected parties of any such amendment.

Motion by Jones to adopt the resolution.

Second by McCall

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1138

- Item 8: Resolutions adopting the annual Program and Administrative Budgets for SEDC for FY 1986.

Motion by Jones to adopt the resolutions.

Second by Struiksma.

Vote: 6-0

ADOPTED AS RESOLUTIONS NO. 1139 and 1140

Member Mitchell left the meeting.

- Item 10: Resolution authorizing SEDC to advertise and receive bids for grading and water line installation in the Gateway Center East; authorizing the award of the contract to the lowest qualified bidder; and authorizing SEDC to administer said contract.

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Item 10: (continued)

Motion by Jones to adopt the resolution.
Second by Struiksma
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1127

Item 5: Resolution approving the budgets for the Barrio Logan-Centre City Industrial Park, Gaslamp Quarter, Linda Vista Shopping Center and Market Street Industrial Park projects, as part of the FY 1986 Redevelopment Agency budget.

Motion by Struiksma to adopt the resolution.
Second by Martinez
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1141

Item 6: Resolution approving the FY 1986 City budget concerning direct costs incurred in support of the Gaslamp Quarter Redevelopment Project, and approving this budget for FY 1986.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1142

Item 7: Resolution authorizing the Purchasing Agent to advertise and receive bids for Gaslamp Quarter District Phase V improvements; authorizing the expenditure, not to exceed \$580,000 from the Gaslamp Fund 98340, for the purpose of executing this contract and related costs; and authorizing the Executive Director to execute a contract with the lowest responsible bidder.

Motion by Martinez to adopt the resolution.
Second by Jones
Vote: 5-0

ADOPTED AS RESOLUTION NO. 1143

The meeting was adjourned at 5:10 p.m.


Secretary of the Redevelopment Agency
of the City of San Diego, California